



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**GREAT INVESTMENT OPPORTUNITY!
NEW CONSTRUCTION PAD**

SALE PRICE: \$595,000



FOR SALE

401 W. TOWN CENTER BLVD

Champaign, IL 61822

176 X 199

PAD

SALE PRICE

\$595,000

PAD SIZE

176 X 199

LOT SIZE ACRES

0.78 AC

LOT SIZE SF

33,919.73

YEAR BUILT

2022

REAL ESTATE TAXES

TBD

TAX ID NUMBER

41-20-01-126-048

ZONING

CG - Commercial General

PROPERTY DESCRIPTION

GREAT INVESTMENT OPPORTUNITY!

New Construction PAD on Town Center Blvd. Potential PAD can be just like 409 W. Town Center with four inline spaces with shared parking spaces.

Traffic Counts:

W. Town Center Blvd. – 8,500 CPD

N. Neil St. – 10,000 CPD

N. Prospect Ave. – 15,000 CPD

AREA DESCRIPTION

The subject property is ideally located just west of the main entrance to new Costco. Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.



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